

1 BILL NO. R-87-12-03

2 DECLARATORY RESOLUTION NO. R-84-87

3 A DECLARATORY RESOLUTION designating  
4 an "Economic Revitalization Area"  
5 under I.C. 6-1.1-12.1 for property  
6 commonly known as 3115 Independence  
7 Drive, Fort Wayne, Indiana. (Van  
8 Dyne-Crotty, Inc., Petitioner).

9 WHEREAS, Petitioner has duly filed its petition dated  
10 November 16, 1987, to have the following described property  
11 designated and declared an "Economic Revitalization Area" under  
12 Division 6, Article II, Chapter 2 of the Municipal Code of the  
13 City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-  
14 12.1, to-wit:

15 Lot #50, Section #7, Centennial  
16 Industrial Park, City of Fort  
17 Wayne, Allen County, Indiana;

18 said property more commonly known as 3115 Independence Drive,  
19 Fort Wayne, Indiana;

20 WHEREAS, it appears that said petition should be pro-  
21 cessed to final determination in accordance with the provisions  
22 of said Division 6.

23 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL  
24 OF THE CITY OF FORT WAYNE, INDIANA:

25 SECTION 1. That, subject to the requirements of Section  
26 4, below, the property hereinabove described is hereby designated  
27 and declared an "Economic Revitalization Area" under I.C. 6-1.1-  
28 12.1. Said designation shall begin upon the effective date of  
29 the Confirming Resolution referred to in Section 3 of this Resolu-  
30 tion and shall continue for one (1) year thereafter. Said desig-  
31 nation shall terminate at the end of that one-year period.

32 SECTION 2. That upon adoption of this Resolution:

(a) Said Resolution shall be filed with the Allen  
County Assessor;



1 Page Two

2 (b) Said Resolution shall be referred to the Committee  
3 on Finance and shall also be referred to the De-  
4 partment of Economic Development requesting a re-  
5 commendation from said department concerning the  
6 advisability of designating the above designated  
7 area an "Economic Revitalization Area";

8 (c) Common Council shall publish notice in accordance  
9 with I.C. 5-3-1 of the adoption and substance of  
10 this Resolution and setting this designation as an  
11 "Economic Revitalization Area" for public hearing;

12 (d) If this Resolution involves an area that has al-  
13 ready been designated an allocation area under  
14 I.C. 36-7-14-39, then the Resolution shall be re-  
15 ferred to the Fort Wayne Redevelopment Commission  
16 and said designation as an "Economic Revitalization  
17 Area" shall not be finally approved unless said  
18 Commission adopts a resolution approving the peti-  
19 tion.

20 SECTION 3. That, said designation of the hereinabove  
21 described property as an "Economic Revitalization Area" shall  
22 only apply to a deduction of the assessed value of both real  
23 estate and personal property.

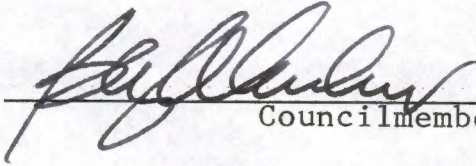
24 SECTION 4. That this Resolution shall be subject to  
25 being confirmed, modified and confirmed or rescinded after public  
26 hearing and receipt by Common Council of the above described re-  
27 commendations and resolution, if applicable.

28 SECTION 5. Pursuant to I.C. 6-1.1-12.1-3(b)(1), it is  
29 hereby determined that the deduction from the assessed value of  
30 the real property shall be for a period of ten (10) years.

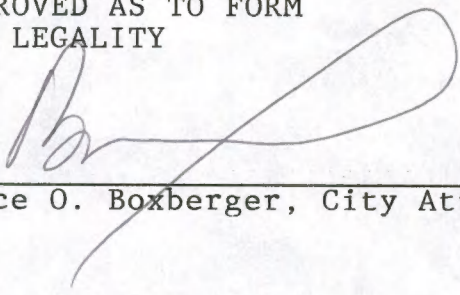
31 SECTION 6. That this Resolution shall be in full force  
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1 Page Three

2 and effect from and after its passage and any and all necessary  
3 approval by the Mayor.

4  
5   
6 Councilmember

7 APPROVED AS TO FORM  
8 AND LEGALITY

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10 Bruce O. Boxberger, City Attorney  
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AN APPLICATION TO  
THE CITY OF FORT WAYNE, INDIANA  
FOR DESIGNATION OF PROPERTY AS AN  
"ECONOMIC REVITALIZATION AREA"  
AND STATEMENT OF BENEFITS

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

<u>  X  </u>	<u>Real Estate Improvements</u>
<u>      </u>	<u>Personal Property (New Manufacturing Equipment)</u>
<u>      </u>	<u>Both Real Estate Improvements &amp; Personal Property</u>

.....

A. GENERAL INFORMATION

Applicant's Name: VAN DYNE-CROTTY, INC.

Address of Applicant's Principal Place of Business:

903 Brandt Street

P.O. Box 442

Dayton, OH 45401

Phone Number of Applicant: ( 513 ) 236-1500

Street Address of Property Seeking Designation: \$

3115 Independence Drive

S.I.C. Code of Substantial User of Property: 7218

B. PROJECT SUMMARY INFORMATION:

YES      NO

Is the project site solely within the city limits  
of the City of Fort Wayne

  X              

Is the project site within the flood plain?

              X  

Is the project site within the rivergreenway area?

              X  

Is the project site within a Redevelopment Area?

  X              

Is the project site within a platted industrial  
park?

  X              

Is the project site within the designated downtown  
area?

              X  

Is the project site within the Urban Enterprise  
Zone?

              X



Will the project have ready access to City Water? X       
Will the project have ready access to City Sewer? X       
Is any adverse environmental impact anticipated by  
reason of operation of the proposed project?      X

C. ZONING INFORMATION

What is the existing zoning classification on the project site? M2  
What zoning classification does the project require? M2  
What is the nature of the business to be conducted at the project site?  
Textile leasing, maintenance and sales.  
(In the near future we shall have an industrial laundry operation at this  
facility.)

D. Real Estate Abatement:

Complete this section of the application only if requesting a deduction  
from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?  
An 11,000 square feet warehouse and office --

Pre-fabricated Construction

What is the condition of structure(s) listed above? Excellent --  
Completed construction October, 1986

Current assessed value of Real Estate:

We received no assessment as yet.

Land                     

Improvements                     

Total                     

We received no tax bill as yet.

What was amount of Total Property Taxes owed during the immediate past  
year?                      for year 19    .

Give a brief description of the proposed improvements to be made to  
the real estate.

We shall build 16,000 square feet of warehouse space (pre-fabricated construction) as  
an addition to the existing building. We shall eventually install processing equipment.



Cost of Improvements: \$ 500,000

Development Time Frame: Six Months

When will physical aspects of improvements begin? 12/1/87

When is completion expected? 4/1/88

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if requesting a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: \_\_\_\_\_

What was amount of Personal Property Taxes owed during the immediate past year? \_\_\_\_\_ for year 19\_\_\_\_.

Give a brief description of new manufacturing equipment to be installed at the project site.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Cost of New Manufacturing Equipment? \$ \_\_\_\_\_

Development Time Frame: \_\_\_\_\_

When will installation begin of new manufacturing equipment? \_\_\_\_\_

When is installation expected to be completed? \_\_\_\_\_

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? 27

How many permanent jobs will be created as a result of this project?  
4 - 6 (about 30 more when processing equipment is added)

Anticipated time frame for reaching employment level stated above?  
4 - 6 by 4/15/88

Current annual payroll: \$500,000

New additional annual payroll: \$70,000 (\$350,000 more when equipment is added)



What is the nature of the new jobs to be created?

Warehouse functions (equipment operators and material handlers when equipment is added)

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

Centennial Industrial Park is an Urban Renewal Area

In what Township is project site located? Washington Township City

In what Taxing District is project site located? Washington Township city

G. CONTACT PERSON:

Name & address of contact person for further information if required:

Robert G. Ponikvar, Vice President & Treasurer

P.O. Box 442

Dayton, OH 45401

Phone number of contact person (513) 236-1500

I hereby certify that the information and representation on this application and attached exhibits are true and complete. Further, it is hereby certified that no building permit has been issued for construction of improvements, nor has any manufacturing equipment been purchased, either of which is included and/or described herein, as of the date of filing of this application.

Robert G. Ponikvar  
Signature of Applicant

ROBERT G. PONIKVAR

11/16/87  
Date

EXHIBITS:

The following exhibits must be attached to the application for it to be considered complete:

1. Legal Description of Property
2. Check for application fee of \$50.00 to be made payable to City of Fort Wayne.
3. Owners Certificate (if applicant is not the owner or property to be designated).

Legal Description of Land:

Lot #50 Section #7  
Centennial Industrial Park  
City of Ft. Wayne  
Allen County, Indiana



Read the first time in full and on motion by \_\_\_\_\_,  
seconded by \_\_\_\_\_, and duly adopted, read the second time  
by title and referred to the Committee \_\_\_\_\_ (and the City  
Plan Commission for recommendation) and Public Hearing to be held after  
due legal notice, at the Council Chambers, City-County Building, Fort Wayne,  
Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_,  
19 \_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ .M., E.S.

DATE: \_\_\_\_\_

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Eisburt,  
seconded by Redd, and duly adopted, placed on its  
passage. PASSED 7 (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 12-8-87

Nadyda Eskoff  
SANDRA E. KENNEDY, CITY CLERK  
Nadyda Eskoff Deputy

Passed and adopted by the Common Council of the City of Fort  
Wayne, Indiana, as ~~(ANNEXATION)~~ ~~(APPROPRIATION)~~ ~~(GENERAL)~~

~~(SPECIAL)~~ ~~(ZONING MAP)~~ ORDINANCE (RESOLUTION) NO. 9-84-87

on the 8th day of December, 19 87,

ATTEST:

(SEAL)

Nadyda Eskoff  
SANDRA E. KENNEDY, CITY CLERK  
Deputy

Mark E. GiaQuinta  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,  
on the 9th day of December, 19 87,  
at the hour of 10:30 o'clock A. .M., E.S.T.

Nadyda Eskoff  
SANDRA E. KENNEDY, CITY CLERK  
Deputy

Approved and signed by me this 9th day of December,  
19 87, at the hour of 4:00 o'clock P. .M., E.S.T.

Win Moses, Jr.  
WIN MOSES, JR., MAYOR



DIGEST SHEETTITLE OF ORDINANCE Declaratory ResolutionDEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an  
"Economic Revitalization Area" under I.C. 6-1.1-12.1 for property  
commonly known as 3115 Independence Drive, Fort Wayne, Indiana.

(Van Dyne-Crotty, Inc., Petitioner).

Q-87-12-23

EFFECT OF PASSAGE Construction of 16,000 square feet of warehouse  
space (pre-fabricated construction) as an addition to the existing  
building and installation of additional processing equipment, creating  
25-30 new jobs.

EFFECT OF NON-PASSAGE Opposite of the above.MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$500,000.00+

ASSIGNED TO COMMITTEE (PRESIDENT) \_\_\_\_\_



BILL NO. R-87-12-03

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN ~~(ORDINANCE)~~ (RESOLUTION) designating an "Economic

Revitalization Area" under I.C. 6-1.1-12.1 for property commonly

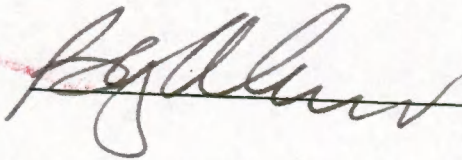
known as 3115 Independence Drive, Fort Wayne, Indiana (Van

Dyne-Crotty, Inc., Petitioner

HAVE HAD SAID ~~XXXXXXXXXX~~ (RESOLUTION) UNDER CONSIDERATION AND BEG  
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID ~~(ORDINANCE)~~  
(RESOLUTION) ~~XXXXXXXXXX~~

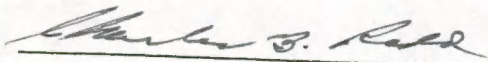
YES

NO

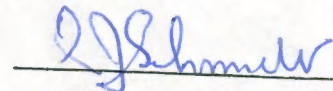


BEN A. EISBART  
CHAIRMAN

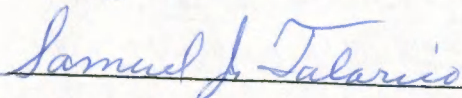
JAMES S. STIER  
VICE CHAIRMAN



CHARLES B. REDD



DONALD J. SCHMIDT



SAMUEL J. TALARICO

CONCURRED IN 12-8-87

SANDRA E. KENNEDY  
CITY CLERK